



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

August 26, 2010

OFFICE OF Planning Department

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am

FLAG SALUTE

ROLL CALL: Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman), Harry Crabb (Secretary), Jeffrey Moss, Minor Gray, Larry Sevison and Ken Denio

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**SUBDIVISION MODIFICATION/VARIANCE (PSM 20100229)
LAKERIDGE SUBDIVISION/BRODT RESIDENCE
CATEGORICALLY EXEMPT
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Ridgeline Homes Inc. on behalf of Marjorie Brodt, for a subdivision modification to the mapped front setback of 20 feet from the property line to allow zero feet from the property line in order to construct an extension to the existing driveway that would utilize a 6-foot high concrete retaining wall. This proposal also includes a request to approve a variance to reduce the required 25-foot front setback from property line to allow zero feet from the property line. The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.070, (Class 5 – Minor alterations in land use limitations) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305.

Project Location: The project is located on 7682 Lakeshore Drive in the Granite Bay area.

APN: 047-193-015

Total Acreage: .29 acres

Zoning: RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000 square feet)

Community Plan Area: Granite Bay Community Plan

Mac Area: Granite Bay MAC

Applicant: Ridgeline Homes Inc.

Owner: Marjorie Brodt

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

2) 10:20 am

**CONDITIONAL USE PERMIT – MODIFICATION (PCPM 20090345)
CEMEX
ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Cemex Construction Materials, L.P. for approval of a Conditional Use Permit Modification. The applicant proposes to modify Condition 2A (Permanent Conservation of Farmland), Conditions 63 and 64 (Implement Electric Powered Conveyor Belt to transport run-of-pit material to processing area, and Convert Diesel Powered Water Pump to Electric), Condition 29 and Condition 83 (Submit Revised Reclamation Plan), and Condition 88 (Stream Alteration Agreement relative to timing to construct levee improvements). Specifically, the timing and/or phasing of each of the above listed conditions are proposed to be modified to allow for alternative phasing schedules consistent with the scope of impacts and levels of mitigation previously identified for this project. The Planning Commission will also consider adoption of an Addendum to the Cemex Final Environmental Impact Report. **(Staff requesting a continuance to September 23, 2010.)**

Project Location: The project site is located on the northwest side of Camp Far West Road three miles northeast of the town of Sheridan.

APN: 018-010-001-510, 018-031-004-000 , 018-031-051-510, 018-031-052-510, 018-031-053-510, 018-031-060-000, 018-031-061-000, 018-031-062-000, 018-031-063-000, 018-031-078-000, 018-140-024-000, 018-140-025-000; and two properties located in Yuba County (APN 015-370-002, 015-360-038) totaling 652 acres that are zoned AE-10 and AE-40 (Exclusive Agriculture).

Total Acreage: 996 acres

Zoning: F-B-X-MR-SP 20 ac. min. (Farm, combining minimum Building Site of 20 acres, combining Mineral Reserve, combining Special Purpose)

Community Plan Area: Placer County General Plan

Mac Area: Sheridan MAC
Owner: AKT Wheatland Ranch LLC
Applicant: CEMEX Construction Materials, L.P.
County Staff:
Planning: Alex Fisch (530) 745- 3081
Engineering and Surveying: (530) 745-3110
Environmental Health: (530) 745-2300

3) 10:40 am

**CONDITIONAL USE PERMIT MODIFICATION (CUP – 107)
AUBURN RACQUET CLUB
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a Modification of a Conditional Use Permit (CUP-107) for the Auburn Racquet Club. CUP-107 allows for the construction and lighting of four tennis courts along the north property line of the project site. Condition 4 of the CUP states, “If night lighting on the tennis courts becomes a problem and interferes with the reasonable peace and tranquility of the neighbors, this permit will be set for hearing for possible revocation or modification to mitigate any possible undesirable effects caused by this permit.”

Night lighting has recently been installed on two courts located on the northwest corner of the site and, based upon complaints received by Placer County Code Enforcement Division and review by Planning Department staff, it has been determined that the new lights interfere with the reasonable peace and tranquility of the neighbors. The Planning Department will recommend modification of Condition 4 to create design criteria applicable to the new lighting that is intended to reduce or eliminate impacts on adjacent residential development.

Project Location: The project is located on the west side of Racquet Club Drive, approximately 400 feet north of its intersection with Luther Road in the North Auburn area.

APN: 052-112-027

Total Acreage: 1.6 acres

Zoning: RS-AG (Residential Single Family, combining Agriculture)

Community Plan Area: Auburn/Bowman Community Plan

Mac Area: North Auburn MAC

Owner/Applicant:

County Staff:

Planning: Gerry Haas (530) 745-3084
Engineering and Surveying: (530) 745-3110
Environmental Health: (530) 745-2300

4) 11:00 am

**ZONING TEXT AMENDMENT (PZTA 20100164)
SMARA (SURFACE MINING & RECLAMATION ACT)
ALL SUPERVISORIAL DISTRICTS**

Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Engineering and Surveying Department for a Zoning Text Amendment to modify Section 17.56.270 of the Placer County Zoning Ordinance. The amendment will change the threshold for mining activities subject to the Surface Mining and Reclamation Act (SMARA) to be consistent with State requirements, and will include an annual fee for administering SMARA on behalf of the State’s Office of Mine Reclamation (OMR). The Planning Commission will also consider a finding for a Categorically Exempt from environmental review pursuant to the provisions of Section 15307 of the California Environmental Quality Act Guidelines and Section 18.36.090 of the Placer County Environmental Review Ordinance (Class 7-Actions by regulatory agencies for protection of natural resources).

(Continued from the July 22, 2010 PC Hearing)

Project Location: Countywide

MAC Area: All MAC areas

Owner/Applicant: Placer County Engineering and Surveying Department

County Staff:

Engineering and Surveying: Rick Eiri (530) 745-7519

Planning: (530) 745-3000

Environmental Health: (530) 745-2300

5) 11:10 am

Workshop - Accessibility Standards

At the request of the Planning Commission, staff has prepared a presentation on Accessibility Standards to help clarify the questions and discussions that have come up in recent Commission hearings.

County Staff:

Engineering and Surveying: Rick Eiri (530) 745-7519